



CITY OF KIRKLAND
NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST
BRIDLESTONE ESTATES, FILE NO. [SUB15-00572](#) & [SEP15-00576](#)

The City of Kirkland has conducted an environmental review and road concurrency review of the following project:

Permit No.: SUB15-00572 & SEP15-00576

Proponent: Cher Anderson, KLN Construction Inc.

Address or Location of proposal: 4600 – 4646 116th Ave NE

Description of project: Preliminary plat application to create 35 single family residential lots on 17.6 acres. The project includes a rezone request to change the zoning designation from RS 35 (single-family residential 35,000 sq. ft. minimum lot size) to RS 12.5 (single-family residential 12,500 sq. ft. minimum lot size). The project also includes: 1) "paper fill" and fill of wetland area to provide road access to the property from 116th Avenue NE near the southwest corner of the property and required right-of-way improvements along 116th Avenue NE. 2) Reduction in standard wetland buffer width to meet the City required right-of-way improvements for road access. 3) Installation of a culvert or bridge to widen the road access to meet City requirements. 4) The proposed mitigation for the wetland and buffer impacts includes a combination of wetland re-establishment, enhancement, restoration, and buffer restoration and enhancement.

Notice is hereby given that on January 29, 2016 the City of Kirkland issued a Determination of Nonsignificance (DNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

SEPA Comments: Comments must be submitted by **5:00 PM** on February 12, 2016 to the City of Kirkland, [Planning & Building Department](#), 123 Fifth Avenue, Kirkland, WA 98033. Contact Désirée Goble for further information at 425.587.3251.

Procedures to Appeal SEPA: You may contact Désirée Goble at (425) 587-3251 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM** on February 12, 2016 at the above address.
2. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
3. Pay the fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#).

This project requires a public hearing by the Hearing Examiner. Many issues are most appropriately considered during the hearing process rather than through the SEPA process. However some issues, such as traffic, are usually considered only through SEPA and may only be contested or appealed by filing an appeal of the DNS. **There may be no other opportunity to appeal these issues.** Call Désirée Goble at 425.587.3251 if you have questions about what issues are addressed in this DNS.

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the [Kirkland Municipal Code \(KMC\) Title 25](#).

Procedures to Appeal Road Concurrency:

1. Refer to [Kirkland Municipal Code \(KMC\) Chapter 25.23](#) for what decisions may not be appealed.
2. A written appeal must be filed with the Public Works Official, Thang Nguyen, by 5:00 p.m. on February 12, 2016 at the above address.
3. A concurrency appeal will follow the same process as a SEPA appeal. See No. 2 and 3 above under SEPA appeals for procedures. A separate appeal fee is required. See the [Planning & Building Department Land Use Fee Schedule](#).

There is no other opportunity to appeal road concurrency issues. Call Thang Nguyen at 425.587.3869 if you have questions about what is addressed in concurrency review.

More information is available at www.mybuildingpermit.com.

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